

# Impact Fee Facilities Plan and Impact Fee Analysis

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PUBLIC SAFETY, PARKS RECREATION AND TRAILS

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# What is an Impact Fee?

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The Utah Office of the Property Rights Ombudsman defines impact fees as the following:

“An impact fee is a one-time charge imposed by local governments to mitigate the impact on local infrastructure caused by new development. Growth in the form of new homes and businesses requires expansion or enlargement of public facilities to maintain the same level and quality of public services for all residents of a community. Impact fees help fund expansion of public facilities necessary to accommodate new growth.”

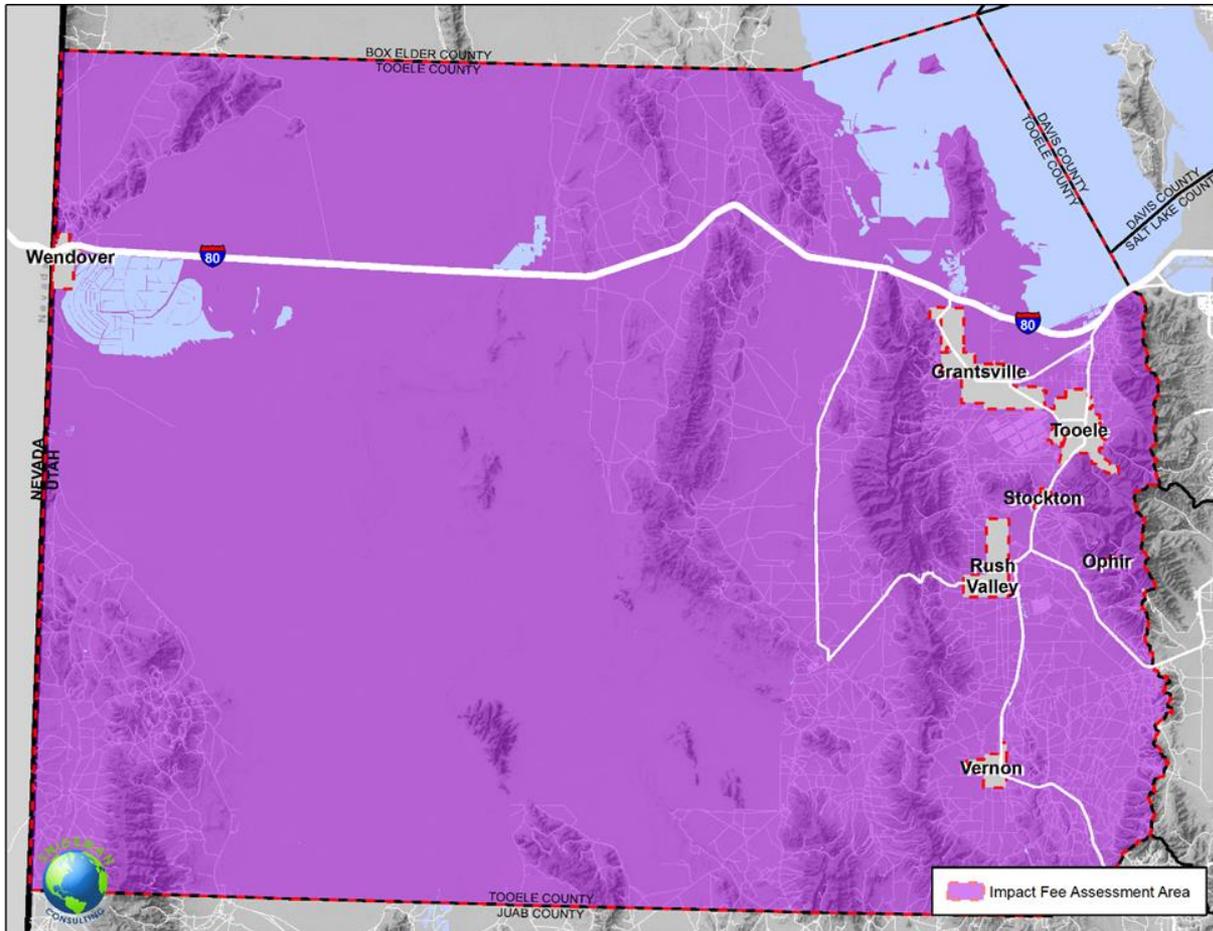
<http://propertyrights.utah.gov/impact-fees/>

# What is an Impact Fee?

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- Impact Fees may only consider the next ten years of growth and capital projects needed within that time frame.
- The spending of Impact Fee revenue is limited.
  - No operation and maintenance expenses are included
  - Impact Fees can't raise the level of service provided to existing residents.

# Service Area Map



# Existing Residents -

## Population

Projected Existing (2015): 63,811

Projected 10 Year Growth: 23,459

Projected Future (2025): 87,271

POPULATION PROJECTIONS				
YEAR	COUNTY WIDE GOMB	% GROWTH	GOMB UNINCORPORATED AREA ONLY	% OF COUNTY
2010*	58,218		14,976	26%
2011	59,063	1.45%	15,574	26%
2012	59,908	1.43%	16,173	27%
2013*	60,753	1.41%	16,771	28%
2014*	61,598	1.39%	17,369	28%
2015	63,811	3.59%	17,968	28%
2016	66,024	3.47%	18,566	28%
2017	68,238	3.35%	19,164	28%
2018	70,451	3.24%	19,762	28%
2019	72,664	3.14%	20,361	28%
2020	74,877	3.05%	20,959	28%
2021	77,356	3.31%	21,837	28%
2022	79,834	3.20%	22,716	28%
2023	82,313	3.10%	23,594	28%
2024	84,792	3.01%	24,472	29%
2025	87,271	2.92%	25,351	29%
2026	89,749	2.84%	26,229	29%
2027	92,228	2.76%	27,107	29%
2028	94,707	2.69%	27,985	30%
2029	97,185	2.62%	28,864	30%
2030	99,664	2.55%	29,742	30%

\*Census

Governor's Office of Management and Budget

# Parks, Recreation and Trails

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The residents of Tooele County enjoy the benefits of the money that has been invested in the Deseret Peak Recreation Complex, Benson Grist Mill, 155 miles of trails and other parks throughout the community.

The historic dollars invested into the parks, recreation and trails system by Tooele County – excluding donations, grant funded and developer contributions excluded, determine the Level of Service provided to existing residents.

# Historic Investment into the System - LOS

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ASSETS TOTAL	POPULATION	PER CAPITA HISTORIC SPENDING (LOS)
\$20,987,888.57	63,811	\$ 328.91

# Parks Recreation and Trails Future Expenditures

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2025 POPULATION	GROWTH IN TEN YEARS	LOS	PER CAPITA SPENDING FUTURE
87,271	23,459	\$ 328.91	\$ 7,715,920.26

# Parks, Recreation and Trails Impact Fee

Impact Fee Cost Component	Cost	Population	Fee per Capita
Parks Recreation and Trails Assets	\$ 7,715,920.26	23,459	\$ 328.91
Debt Service (Principal and Interest)	5,103,806.63	99,664	\$ 51.21
Debt Service (Principal)	(3,869,000.00)	99,664	\$ (38.82)
Related Professional Expenses	-	23,459	\$ -
<b>Total Cost</b>	<b>\$ 8,950,726.89</b>		<b>\$ 341.30</b>
Average Single Family Household Size - Owner Occupied*			3.3
Impact Fee per Single Family Household			<b>\$ 1,126.28</b>
Average Household Size - Multi Family			2.93
Impact Fee per Multi Family Household Unit*			<b>\$ 1,000.00</b>
*Census			

# Public Safety

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Tooele County residents are provided public safety service by the Tooele County Sheriff's Office. The Sheriff's Office is averaging between 6,000 and 7,000 calls per year. Only calls to the unincorporated area of the County, and only those to private land uses are considered in this analysis.

# Public Safety: Historic Calls for Service

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Tooele County Sheriff's Department Emergency Calls by Originating Land Use Category, 2012 to 2014

Category	2012	2013	2014	3 yr Total	Average	% of Total
Residential *	1,328	1,703	1,750	4,781	1,594	24.1%
Private Non Residential **	1,246	1,572	1,675	4,493	1,498	22.7%
Public / Shared/Out of IFA Area ***	3,962	3,042	3,533	10,537	3,512	53.2%
<b>All Calls</b>	<b>6,536</b>	<b>6,317</b>	<b>6,958</b>	<b>19,811</b>	<b>6,604</b>	<b>100.0%</b>

\*"Residential" includes both single family and multifamily

\*\*"Private Non Residential" includes general commercial and other privately owned non residential land uses such as churches, group home facilities, etc.

\*\*\* Calls in the "Public / Out of IFA Area" category includes traffic calls, out of IFA area call, calls to public land and buildings, and all other calls not identifiable from a private source (and are therefore shared by the public as a whole)

**PROVIDED BY: SNIDEMAN CONSULTING**

# Public Safety: Land Use

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## Average Historic Calls per Unit to Private Development Types in the Impact Fee Assessment Area

Calls per Unit	
<b>Residential</b>	
Sheriff Dept Calls to Residential Land Uses (Average 2012 to 2014)	1,594
Residential Units in 2015	5,325
Calls per Unit	<b>0.299</b>
<b>Private Non Residential</b>	
Sheriff Dept Calls to Private Non Residential Land Uses (Average 2012 to 2014)	1,498
Private Non Residential Units in 2015 (kSF)	2,246
Calls per Unit	<b>0.667</b>

Source: Tooele County Sheriff's Dept., Tooele County Assessors, BEBR, US Census

# Public Safety: Projected Future Calls

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## Existing and Future Private Emergency Calls the Impact Fee Assessment Area

Existing and Future (10 Year) Private Calls			
Development Type	Existing *	Added in 10 Years	Existing + Future
Residential	1,594	955	2,549
Private Non Residential	1,498	632	2,129
<b>Total</b>	<b>3,091</b>	<b>1,587</b>	<b>4,678</b>

*\* Existing Calls are based on the average experienced from 2012 to 2014*

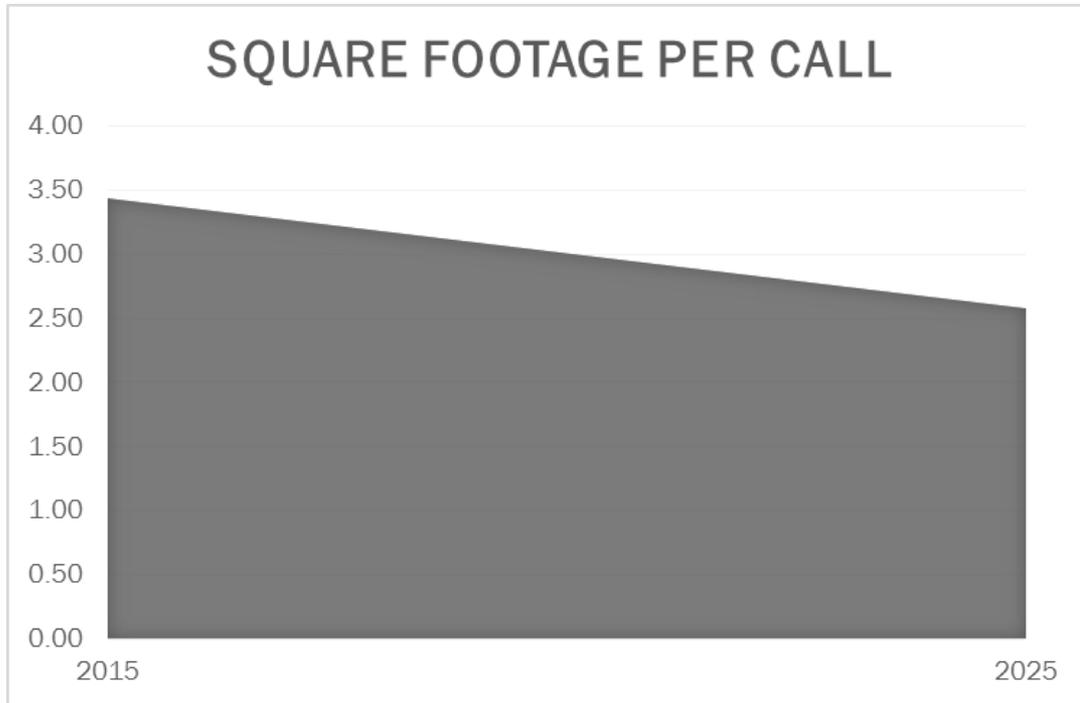
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# Public Safety: Existing + Future Facilities

	Public Safety Square Footage	Total Square Feet	Total Cost
	Old Jail/Sheriff's Office @ 47 South Main Street, Tooele		
	Component	Square Footage	Total Cost
	Old Jail/Sheriff's Office	14,400	\$ 2,425,322
Impact Fee Qualifying	Temp Evidence Room - in Old Jail	96	\$ 16,169
	Main Evidence - in Old Jail	210	\$ 35,369
	Archives - in Old Jail	207	\$ 34,864
	Evidence Office - in Old Jail	304	\$ 51,201
	<b>Impact Fee Qualifying: Old Sheriff's Office</b>	<b>817</b>	<b>\$ 137,603</b>
	New Jail/Sheriff's Office		
	Jail/Sheriff's Office	72,000	\$ 25,340,000
Impact Fee Qualifying	Sheriff Office Space/Storage	5,427	\$ 1,910,003
	Warehouse (Sheriff Usage Portion)	4,400	\$ 1,548,556
	<b>Impact Fee Qualifying: New Jail</b>	<b>9,827</b>	<b>\$ 3,458,558</b>
	Future Expansion at Jail/Sheriffs Office		
	Evidence Room	1,400	\$ 24,000
	Impact Fee Qualifying Evidence Room	1,400	\$ 24,000
	<b>Total Impact Fee Qualifying</b>	<b>12,044</b>	<b>\$ 3,620,161</b>

# Public Safety: Square Footage – Level of Service

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Year	Existing Square Footage	Residential and Private Nonresidential calls	Square Footage per Call
2015	10,644	3,091	3.44
2025	12,044	4,678	2.57

# Public Safety: Cost per Call

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Cost per Call						
Facilities	Cost	Percent IF Qualifying	Percent To Growth	Cost to Growth	Calls from Growth	Cost Per Call
Existing and Future Facilities (Impact Fee Qualifying Portion)	\$ 3,620,161	100%	34%	\$ 1,227,869	1,587	\$ 774
Series 2010 ABC Total Debt Service	\$ 50,236,495	14%	100%	\$ 6,856,584	12,403	\$ 553
Series 2010 ABC Total Debt Principal	\$ (25,340,000)	14%	100%	\$ (3,547,600)	12,403	\$ (286)
Professional Expenses Incurred	\$ 1,650	100%	100%	\$ 1,650	1,587	\$ 1
<b>Total</b>	<b>\$ 28,518,307</b>			<b>\$ 4,538,503</b>		<b>\$ 1,042</b>

# Public Safety: Impact Fee

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Maximum Legal Public Safety Impact Fee	Cost Per Call	Calls Per Unit	Fee Per Unit
<b>Residential</b>			
Residential	\$ 1,042	0.30	\$ 312
<b>Non Residential</b>			
Private Non Residential (kSF Floor Space)	\$ 1,042	0.67	\$ 695

# Implementation

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- If adopted, Impact Fee collection will begin 90 days from adoption date.
- If adopted by the County Commission tonight, collection will begin January 18<sup>th</sup>.